

THE FOLLOWING  
**"NOTICE OF TRUSTEE'S SALE"**  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
POTTER COUNTY CLERK ON:  
[April 17th, 2025](#)  
IF A WITHDRAWAL OF THE NOTICE OF TRUSTEE'S SALE HAS BEEN  
RECEIVED, THE WITHDRAWAL NOTICE  
**WILL NOT**  
BE REFLECTED ON THE WEBSITE.

JULIE SMITH, COUNTY CLERK  
POTTER COUNTY, TEXAS

Instrument Number	Recording Date	Grantor	Grantee
2025NOTS0033	2/13/2025 10:34	HECK SHANNON TRUSTEE	MYERS JOSHUA ,MYERS KYLA
2025NOTS0035	2/20/2025 9:39	BOWERS SUSAN TRUSTEE ,BOMBICK MARK ATTY	DAVIS JEFFREY
2025NOTS0039	2/27/2025 14:53	BAZALDUA JOSE A TRUSTEE	DAVIS CONNIE ,DAVIS DARRELL W
2025NOTS0041	2/28/2025 12:51	BAZALDUA JOSE A TRUSTEE	ZAMBRANA ANDRES NAPOLES ,PEREZ MARIA
2025NOTS0042	2/28/2025 12:53	JONES PAIGE TRUSTEE	GONZALES ANDREW JR
2025NOTS0052	3/13/2025 10:08	SKELTIS MARLA A ATTY	DAIL GLORIA
2025NOTS0053	3/13/2025 10:39	SAUCEDO ISRAEL TRUSTEE	BACA JOSHUA ,BACA CRISTINA
2025NOTS0054	3/19/2025 13:39	VASQUEZ ALEX TRUSTEE	VARELA JESUS ENRIQUE CHAVEZ ,CHAVEZ VARELA JESUS ENRIQUE
2025NOTS0055	3/19/2025 13:39	VASQUEZ ALEX TRUSTEE	VARELA JESUS ENRIQUE CHAVEZ ,CHAVEZ VARELA JESUS ENRIQUE
2025NOTS0056	3/20/2025 11:20	BALLI KARLA ATTY	HARDY CARL ,HARDY CONNIE
2025NOTS0057	3/20/2025 12:55	HAMILTON HOLLIS ROSE ATTY ,HAMILTON HOLLIS ATTY	LOPEZ HUMBERTO
2025NOTS0058	3/27/2025 9:26	HECK SHANNON TRUSTEE	CPN NORTH TEXAS STAR LLC
2025NOTS0059	3/27/2025 13:08	BAZALDUA JOSE TRUSTEE	HERNANDEZ AARON ,HERNANDEZ BRITTNY
2025NOTS0061	4/1/2025 13:34	BRADLEY DAVID TRUSTEE	MARTINEZ ANGELICA
2025NOTS0062	4/3/2025 9:31	MOSER DAN TRUSTEE	VALDEZ JOSE LUIS ,VALDEZ CLARA ELENA
2025NOTS0063	4/3/2025 10:06	HAMILTON HOLLIS ATTY ,HAMILTON HOLLIS ROSE ATTY	ARCHER ANGELA
2025NOTS0064	4/3/2025 10:09	BAZALDUA JOSE A TRUSTEE	PRIDE KIMBERLY
2025NOTS0066	4/9/2025 11:46	FLOW F SCOTT TRUSTEE	ALVARADO-PONCE JESUS,ALVARADO PONCE JESUS
2025NOTS0067	4/10/2025 11:48	HANCOCK REUBEN L TRUSTEE	CROSS DAMON ALAN ,CROSS DAMON A
2025NOTS0068	4/10/2025 12:52	SAUCEDO ISRAEL TRUSTEE	MICKEY CECELIA KAY SMITH ,MICKEY KAY
2025NOTS0069	4/14/2025 9:02	GOTCHER NICOLE TRUSTEE	SMITH JOSHUA CLAY
2025NOTS0070	4/14/2025 15:48	WEIR PATRICK S TRUSTEE	HELTON STEPHANIE DIANE
2025NOTS0071	4/15/2025 8:53	HECK SHANNON TRUSTEE	VALERO MANUEL
2025NOTS0075	4/15/2025 12:54	MARINOSCI LAW GROUP PC ATTY ,BAZALDUA JOSE A TRUSTEE	BETANCOURT JULIAN CHAVANNE
2025NOTS0076	4/15/2025 12:54	BAZALDUA JOSE A TRUSTEE	ORTEGA DIMARY GAEDA ,SOCA DISMARY NAVARRO
2025NOTS0078	4/15/2025 16:36	FERRELL CHAD TRUSTEE	WADE NATHANIEL B

24TX935-0287  
4800 HUD DR, AMARILLO, TX 79124

## NOTICE OF FORECLOSURE SALE

**Property:**

The Property to be sold is described as follows:

**TRACT 1:**

LOT 89, IN BLOCK 3, OF BUFFALO RIDGE UNIT NO. 1, A SUBDIVISION TO THE CITY OF AMARILLO, OUT OF SECTION 15, BLOCK 9, B.S.&F. SURVEY, IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2899, PAGE 812, OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.

**TRACT 2:**

LOT 90, IN BLOCK 3, OF BUFFALO RIDGE UNIT NO. 1, A SUBDIVISION TO THE CITY OF AMARILLO, OUT OF SECTION 15, BLOCK 9, B.S.&F. SURVEY, IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2899, PAGE 812, OF THE OFFICIAL PUBLIC RECORDS OF POTTER COUNTY, TEXAS.

**Security Instrument:**

Deed of Trust dated April 18, 2022 and recorded on April 18, 2022 as Instrument Number 2022OPR0005476 in the real property records of POTTER County, Texas, which contains a power of sale. Correction Instrument recorded on April 28, 2022 as Instrument Number 2022OPR0006080.

**Sale Information:**

May 06, 2025, at 10:00 AM, or not later than three hours thereafter, at the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or as designated by the County Commissioners Court.

**Terms of Sale:**

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:**

The Deed of Trust executed by JOSHUA MYERS AND KYLA MYERS secures the repayment of a Note dated April 18, 2022 in the amount of \$191,468.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:**

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

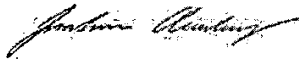


4835020

Substitute Trustee(s): Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Christy Russell, Antonio Bazaldua, Susan Bowers, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Lesa Scott, Shannon Heck, Jonathan Bowers, Glandeen Shenk, Linda Booth, Jeff Booth, Dustin George

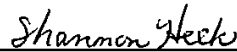
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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Substitute Trustee(s): Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Christy Russell, Antonio Bazaldua, Susan Bowers, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Lesa Scott, Shannon Heck, Jonathan Bowers, Glandeen Shenk, Linda Booth, Jeff Booth, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of POTTER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

TS No.: 2024-01546-TX  
24-001027-673

## Notice of [Substitute] Trustee Sale

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

### 1. Date, Time and Place of Sale.

**Date:** 05/06/2025

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** Potter County, Texas at the following location: **At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, TX OR AS MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 2000 SOUTH VAN BUREN STREET, AMARILLO, TX 79109

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/10/2020 and recorded 09/11/2020 in Document 2020OPR0011434, real property records of Potter County, Texas, with **JEFFREY DAVIS, A SINGLE MAN** grantor(s) and **NATIONS DIRECT MORTGAGE, LLC**, as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **JEFFREY DAVIS, A SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of **\$183,612.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Nations Direct Mortgage, LLC** is the current mortgagee of the note and deed of trust or contract lien.



TS No.: 2024-01546-TX  
24-001027-673

### **Notice of [Substitute] Trustee Sale**

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**Lot No. 1, Block No. 1, Fuqua-Barfield Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat recorded in Volume 151, Page 205, of the Deed Records of Potter County, Texas**

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation  
PO BOX 24605  
West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

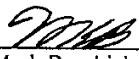
TS No.: 2024-01546-TX  
24-001027-673

### Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

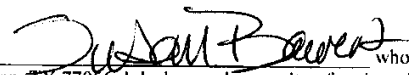
Date: 02/19/2025

  
Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
7730 Market Center Ave. Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.hubzu.com](http://www.hubzu.com) or (855) 882-1314

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

I am  Certificate of Posting  
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on 2-20-2025 I filed this Notice of Foreclosure Sale at the office  
of the Potter County Clerk and caused it to be posted at the location directed by the Potter County Commissioners Court.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**POTTER County**

**Deed of Trust Dated:** January 29, 2016

**Amount:** \$83,333.00

**Grantor(s):** CONNIE DAVIS and DARRELL W DAVIS

**Original Mortgagee:** LOANDEPOT.COM, LLC

**Current Mortgagee:** LOANDEPOT.COM, LLC

**Mortgagee Address:** LOANDEPOT.COM, LLC, 5465 LEGACY DRIVE, SUITE 400, PLANO, TX 75024

**Recording Information:** Document No. 1287854

**Legal Description:** TRACT 102 OF HETRICK ACRES, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 457 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**Date of Sale:** May 6, 2025 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the POTTER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

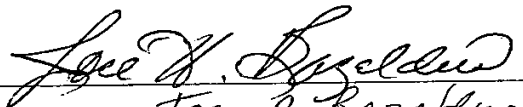
JONATHAN SCHENDEL OR ANGIE USELTON, DAVID RAY, SHANNON HECK, RONNIE HECK, ANTONIO BAZALDUA, SUSAN BOWERS, PATRICK ZWIERS, CHARLES GREEN, LISA BRUNO, CONRAD WALLACE, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, GABRIELLE CARRIER, ISRAEL CURTIS, CHRISTY RUSSELL, OR JOSE A. BAZALDUA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Anthony Allen Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-005747

  
Printed Name: Jose A. Bazaldua  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254



108 N Tennessee St, Amarillo, TX 79106

25-002212

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: 05/06/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Potter County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 2, 2012 and recorded in the real property records of Potter County, TX and is recorded under Clerk's Book 4398, Page 818 with Andres Napoles Zambrana and Maria Perez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Gateway Mortgage Group LLC, an Oklahoma Limited Liability Company mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Andres Napoles Zambrana and Maria Perez, securing the payment of the indebtedness in the original amount of \$56,039.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 8, BLOCK 147, OF AMENDED PLAT OF SAN JACINTO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 53, PAGE 226 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

2025NOTS0041 NOTTS  
02/28/2025 12:51 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons, Esq. OR Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Susan Bowers, George Hawthorne, Ed Henderson, Lesa Scott, Shannon Heck, Jonathan Bowers, Glandeen Shenk, Linda Booth, Jeff Booth, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM , Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

2/26/2025

Executed on

/s/ Carson T. H. Emmons

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Carson Emmons, Esq.  
6565 N. MacArthur, Suite 470  
Irving, TX 75039

2-28-2025

Executed on



**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Shannon Heck, Ronnie Heck, Jose A. Bazaldua OR  
AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Potter County Clerk and caused to be posted at the Potter County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**DEED OF TRUST INFORMATION:**

Date: February 17, 2017  
Grantor(s): Andrew Gonzales, Jr., a single person  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for RMK Financial Corp. d/b/a Majestic Home Loans  
Original Principal: \$160,297.00  
Recording Information: 2017OPR0003094  
Property County: Potter  
Property: Lot One (1), in Block One (1), THE VINEYARDS UNIT NO. 1, an addition to the City of Amarillo, out of an unplatted tract of land in Section 191, Block 2, B&M Survey, Potter County, Texas, according to the map pr plat thereof, recorded in Volume 4230, Page 793 of the Official Public Records, Potter County, Texas.  
Property Address: 1207 Shiraz Boulevard  
Amarillo, TX 79124

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Servbank, SB  
Mortgage Servicer: Servbank, SB  
Mortgage Servicer Address: 3138 E. Elwood Street  
Phoenix, AZ 85034

**SALE INFORMATION:**

Date of Sale: May 6, 2025  
Time of Sale: 10:00 AM or within three hours thereafter.  
Place of Sale: Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act  
Substitute Trustee Address: 546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 06, 2020 and recorded under Clerk's File No. 2020OPR0003199 re-recorded 2020OPR0007221, in the real property records of POTTER County Texas, with Gloria Dail a single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, A Plainscapital Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Gloria Dail a single woman securing payment of the indebtedness in the original principal amount of \$72,659.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Gloria Dail. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

#### Legal Description:

**LOT 11, BLOCK 225, AMENDED PLAT OF SAN JACINTO HEIGHTS ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 226 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 05/06/2025**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: POTTER County Courthouse, Texas at the following location: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK, AMARILLO, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Jose A. Bazaldua, Christy Russell, Antonio Bazaldua, Susan Bowers, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, or Jay Jacobs, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on March 11, 2025.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: Shannon Heck

Printed Name: \_\_\_\_\_

C&M No. 44-25-00744

2040 S WASHINGTON ST  
AMARILLO, TX 79109

2025NOTS0053 NOTTS  
03/13/2025 10:39 AM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX

00000010368421

### NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**1. Date, Time, and Place of Sale.**

Date: May 06, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING, LOCATED AT 9TH AND POLK OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 18, 2018 and recorded in Document INSTRUMENT NO. 2018OPR0006929 real property records of POTTER County, Texas, with JOSHUA BACA A MARRIED MAN AND CRISTINA BACA HIS WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOSHUA BACA A MARRIED MAN AND CRISTINA BACA HIS WIFE, securing the payment of the indebtednesses in the original principal amount of \$108,007.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, SHANNON HECK, RONNIE HECK, JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, SUSAN BOWERS OR STACY RAPIER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Is Sa*

Israel Saucedo

**Certificate of Posting**

My name is Jose Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-13-2025 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.

*Jose Bazaldua*  
Declarants Name: Jose Bazaldua

Date: 3-13-2025



2040 S WASHINGTON ST  
AMARILLO, TX 79109

00000010368421

00000010368421

POTTER

**EXHIBIT "A"**

LOT 3, BLOCK 1 OF THE AMENDED PLAT OF WOLFLIN PLACE, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 134, PAGE 25 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

## Notice of Foreclosure Sale

March 19, 2025

Deed of Trust ("Deed of Trust"):

Dated: November 8, 2023

Grantor: Jesus Enrique Chavez Varela

Trustee: Alex Vasquez

Lender: Rogelio Barrera

Recorded in: 2023OPR0013817 of the real property records of Potter County, Texas

Legal Description: Lot 18, Block 232 of Wolflin's Subdivision of Block 232, Plemons Addition, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 163 of the Deed Records of Potter County, Texas (Residentially known as 1613 S. Lincoln St., Amarillo, TX 79102)

Secures: Promissory Note ("Note") in the original principal amount of \$170,000.00, executed by Jesus Enrique Chavez Varela ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: On the 11th floor of the Santa Fe Building located at 900 S. Polk St., Amarillo, Texas 79101

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Rogelio Barrera's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Rogelio Barrera, the owner and holder of the Note, has requested Trustee to sell the Property.

2025NOTS0054 NOTTS  
03/19/2025 01:39 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Rogelio Barrera's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Rogelio Barrera's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

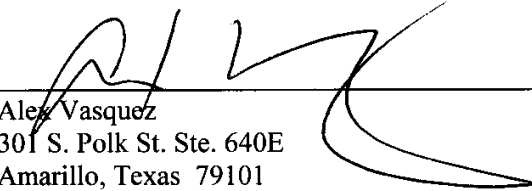
If Rogelio Barrera passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Rogelio Barrera. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



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Alex Vasquez  
301 S. Polk St. Ste. 640E  
Amarillo, Texas 79101  
Telephone (806) 374-2201  
Telecopier (806) 373-5166

### Notice of Foreclosure Sale

March 19, 2025

Deed of Trust ("Deed of Trust"):

Dated: January 30, 2024

Grantor: Jesus Enrique Chavez Varela

Trustee: Alex Vasquez

Lender: Rogelio Barrera

Recorded in: 2024OPR0001040 of the real property records of Potter County, Texas

Legal Description: Lot 18, Block 9 of Hamlet Unit No. 1, an Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 151, Page 589 of the Deed Records of Potter County, Texas (Residentially known as 1803 Poplar St., Amarillo, TX 79107)

Secures: Promissory Note ("Note") in the original principal amount of \$205,000.00, executed by Jesus Enrique Chavez Varela ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: On the 11th floor of the Santa Fe Building located at 900 S. Polk St., Amarillo, Texas 79101

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Rogelio Barrera's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Rogelio Barrera, the owner and holder of the Note, has requested Trustee to sell the Property.

2025NOTS0055 NOTTS  
03/19/2025 01:39 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Rogelio Barrera's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Rogelio Barrera's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

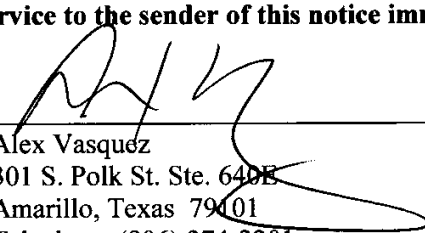
If Rogelio Barrera passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Rogelio Barrera. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



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Alex Vasquez  
301 S. Polk St. Ste. 640E  
Amarillo, Texas 79101  
Telephone (806) 374-2201  
Telecopier (806) 373-5166

## NOTICE OF FORECLOSURE SALE

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property to Be Sold.** The property to be sold is described as follows: LOT 2, BLOCK 4 OF CRESTVIEW, A SUBDIVISION OUT OF SURVEY 10, BLOCK 9, B.S. & F. SURVEY, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 519, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/24/2022 and recorded in Document 2022OPR0011822 real property records of Potter County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 05/06/2025

Time: 10:00 AM

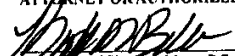
Place: Potter County, Texas at the following location: At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, TX OR AS MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.


**5. Obligations Secured.** The Deed of Trust executed by CARL HARDY AND CONNIE HARDY, provides that it secures the payment of the indebtedness in the original principal amount of \$108,438.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056. Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [servicelinkauction.com/texas](http://servicelinkauction.com/texas) or (866) 539-4173

 Certificate of Posting  
I am Susan Powers whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3-20-2025 filed this Notice of Foreclosure Sale at the office of the Potter County Clerk and caused it to be posted at the location directed by the Potter County Commissioners Court.

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)**  
**IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY**  
**INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.**  
**THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED**  
**AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 133630-TX

Date: March 19, 2025

County where Real Property is Located: Potter

ORIGINAL MORTGAGOR: HUMBERTO LOPEZ, SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR UNIVERSAL LENDING  
CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NewRez LLC dba Shellpoint Mortgage Servicing

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 10/11/2021, RECORDING INFORMATION: Recorded on 10/15/2021, as Instrument  
No. 2021OPR0015539

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 10, BLOCK 1, A SUBDIVISION OF BLOCKS  
I, E AND D OF FOREST HILL ADDITION, AN ADDITION TO THE CITY OF AMARILLO IN POTTER  
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151,  
PAGE 110 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/6/2025**, the foreclosure sale will be conducted in  
**Potter** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property  
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners  
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be  
conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute  
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien  
indebtedness superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC dba  
Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above  
referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the  
Mortgagee, whose address is:

NewRez LLC dba Shellpoint Mortgage Servicing  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100  
Greenville, South Carolina 29601-2743

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the  
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



2025NOTS0057  
03/20/2025 12:55 pm Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

Matter No.: 133630-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, CONRAD WALLACE, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, RAMIRO CUEVAS, JAMI GRADY, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, BRUCE MILLER, ISRAEL CURTIS, SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, GABRIELLE CARRIER, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036





RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Shannon Heck, Ronnie Heck, Susan Bowers, Jose A.  
Bazaldua, Antonio Bazaldua, Christy Russell  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX01000018-25-1

APN 213983 / R-065-1000-7036.0

TO No 250160342-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on **September 21, 2022**, **CPN NORTH TEXAS STAR, LLC, A TEXAS LIMITED LIABILITY COMPANY** as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **RECONVEYANCE PROFESSIONALS INC.** as Trustee, **RAIN CITY CAPITAL, LLC** as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of **\$463,000.00**, payable to the order of **Rain City Capital LLC** as current Beneficiary, which Deed of Trust recorded on **September 30, 2022** as Document No. **2022OPR0013531** in Potter County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

**50 FEET X 150 FEET TRACT OUT OF NORTHWEST CORNER OF BLOCK 231, PLEMONS ADDITION, AN ADDITION TO THE CITY AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 59, PAGE 199, OF THE DEED RECORDS OF POTTER COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID BLOC 231;**

**THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 50 FEET TO A POINT;**

**THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 150 FEET TO A POINT;**

**THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID BLOCK, A DISTANCE OF 50 FEET TO A POINT;**

**THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.**

**APN 213983 / R-065-1000-7036.0**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shannon Heck, Ronnie Heck, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Christy Russell** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Rain City Capital

LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that on **Tuesday, May 6, 2025 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in **Potter County, Texas**, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **900 S. Polk Street, Amarillo TX 79101; in the 11th floor auditorium of the Santa Fe Building or If the preceding area is no longer the designated area at the area most recently designated by the County Commissioner Court.** The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of **Rain City Capital LLC's** election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and **Rain City Capital LLC's** rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

**NOTICE IS FURTHER GIVEN**, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 27 day of March, 2025.

Shannon Heck  
By: Shannon Heck, Ronnie Heck, Susan Bowers, Jose A. Bazaldua, Antonio Bazaldua, Christy Russell  
Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

24-261604

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> June 13, 2022	<b>Original Mortgagor/Grantor:</b> AARON MICHAEL HERNANDEZ AND BRITTNY HERNANDEZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST UNITED BANK	<b>Current Beneficiary / Mortgagee:</b> PLANET HOME LENDING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2022OPR0008365	<b>Property County:</b> POTTER
<b>Mortgage Servicer:</b> Planet Home Lending, LLC	<b>Mortgage Servicer's Address:</b> 321 Research Parkway Suite 303, Meriden CT 06450

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$255,290.00, executed by AARON HERNANDEZ; BRITTNY HERNANDEZ and payable to the order of Lender.

**Property Address/Mailing Address:** 2404 JUNIPER DR, AMARILLO, TX 79109

**Legal Description of Property to be Sold:** LOT NO. 17, BLOCK NO. 76, WOLFLIN PARK UNIT NO. 8, AN ADDITION TO THE CITY OF AMARILLO IN POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 500, PAGE 358 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS..

<b>Date of Sale:</b> May 6, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** At the steps on the west side of the Potter County Courthouse located at 500 S. Fillmore, Amarillo, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *PLANET HOME LENDING, LLC*, the owner and holder of the Note, has requested Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *PLANET HOME LENDING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink, appearing to read "Jose A. Bazaldua", written over a horizontal line.

SUBSTITUTE TRUSTEE

Shannon Heck, Ronnie Heck, Jose A. Bazaldua, Gabrielle Carrier, Christy Russell, Antonio Bazaldua or Susan Bowers, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112

### Notice of Foreclosure Sale

April 1, 2025

Deed of Trust ("Deed of Trust"):

Dated: October 1, 2012

Grantor: ANGELICA MARTINEZ

Trustee: MARLA NEUFELD

Lender: MARLA NEUFELD

Recorded in: Recording Number 1224618 of the real property records of Potter County, Texas, being in renewal and extension of Deed of Trust recorded in Potter of the real property records of Potter County, Texas

Legal Description: Lots Number 2 and 3, Block 28, Amarillo Heights Addition, an addition to the City of Amarillo, Potter County Texas as referenced in Volume 18, page 241 of the Deed records of Potter county Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$32,500.00, executed by ANGELICA MARTINEZ ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: 11<sup>th</sup> Floor Auditorium Sante Fe Building located at 9<sup>th</sup> and Polk, Amarillo, Potter County Texas or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that MARLA NEUFELD's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, MARLA NEUFELD, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of MARLA NEUFELD's election to proceed against and sell the real property described in the Deed of Trust in accordance with MARLA NEUFELD's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If MARLA NEUFELD passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

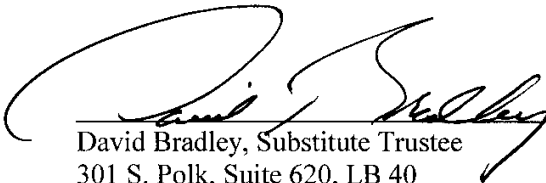
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by MARLA NEUFELD. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a**

**member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



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David Bradley, Substitute Trustee  
301 S. Polk, Suite 620, LB 40  
Amarillo Texas 79101  
Telephone 806-376-9914

## NOTICE OF TRUSTEE'S SALE

Date: April 3, 2025  
Trustee: Dan Moser  
Mortgagee: Moser Investments  
Note: \$146,460.40  
Deed of Trust

Date: February 6, 2019  
Mortgagee: Jose Luis Valdez and wife, Clara Elena Valdez  
Recording information: Document No. 2019OPR0001742, in the Official Public  
Records of Potter, County, Texas

Property:

Lot No. Twenty Eight (28), Block No. Four (4), of Westview Addition, an addition to the City of Amarillo, Potter county, Texas, according to the Map or Plat thereof, of the Deed Records of Potter County, Texas, reference to which is here made for all purposes for which reference could serve, and residentially known as 3412 S Julian, Amarillo, TX 79107.

County: Potter  
Trustee's Name: Dan Moser  
Trustee's Address: 2936 Duniven Circle  
Amarillo, TX 79109-1625  
Date of Sale: May 6, 2025  
Time of Sale: 1:30 pm – 3:30 pm  
Place of Sale: 11<sup>th</sup> Floor Auditorium; Santa Fe Building, 9<sup>th</sup> and Polk

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

*Dan Moser*

Dan Moser, Trustee

PROPERTY ADDRESS: 3412 S Julian, Amarillo, Texas



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)  
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY  
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.  
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED  
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 133291-TX

Date: March 21, 2025

County where Real Property is Located: Potter

ORIGINAL MORTGAGOR: ANGELA ARCHER, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR EUSTIS MORTGAGE CORP., DBA  
VERITY MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PLANET HOME LENDING, LLC

MORTGAGE SERVICER: PLANET HOME LENDING, LLC

DEED OF TRUST DATED 3/25/2022, RECORDING INFORMATION: Recorded on 3/28/2022, as Instrument No.  
2022OPR0004307

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): THE SOUTH 60 FEET OF LOT NO. 11 IN BLOCK  
NO. 4, OF THE HUNNICUTT & JOHNSON ADDITION, AN ADDITION TO THE CITY OF AMARILLO,  
POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, OF  
RECORD IN VOLUME 500, PAGE 429 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/6/2025, the foreclosure sale will be conducted in  
Potter County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property  
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners  
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be  
conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute  
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien  
indebtedness superior to the Deed of Trust.

PLANET HOME LENDING, LLC is acting as the Mortgage Servicer for PLANET HOME LENDING, LLC who is  
the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PLANET HOME  
LENDING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PLANET HOME LENDING, LLC  
321 Research Parkway Ste 303  
Meriden, CT 06450

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the  
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is  
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above  
referenced loan.



Matter No.: 133291-TX

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, GABRIELLE CARRIER, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

By: Hollis Hamilton

Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**

ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

## Notice of Substitute Trustee Sale

T.S. #: 25-13981

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

**Date:** 5/6/2025  
**Time:** The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 PM  
**Place:** Potter County Courthouse in Amarillo, Texas, at the following location: Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101  
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,  
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

**LOT 7, BLOCK 27, AM&C SUBDIVISION OF TRACTS 4, 5, 7, 9, 10 AND 11 AND THE NORTH 30 FEET OF TRACT NO. 8 OF THE OLSEN SUBDIVISION OF THE NORTH PART OF SECTION NO. 8, BLOCK 9, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 151, PAGE 569 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 2/15/2022 and is recorded in the office of the County Clerk of Potter County, Texas, under County Clerk's File No 2022OPR0002188, recorded on 2/16/2022, The subject Deed of Trust was modified by Loan Modification recorded on 02/20/2024 as Instrument No. 2024OPR0001908 of the Real Property Records of Potter County, Texas.  
Property Address: 4223 ALBERT AVE AMARILLO, Texas 79106

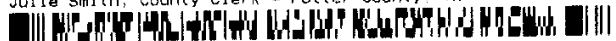
Trustor(s):	<b>KIMBERLY PRIDE</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC ITS SUCCESSORS AND ASSIGNS</b>
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Current Beneficiary:	<b>NATIONS RELIABLE LENDING, LLC</b>	Loan Servicer:	<b>Servbank</b>
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**Current Substituted Trustees:** Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

2025NOTS0064 NOTTS  
04/03/2025 10:09 AM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



T.S. #: 25-13981

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by KIMBERLY PRIDE, SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$160,000.00, executed by KIMBERLY PRIDE, SINGLE WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS RELIABLE LENDING, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of KIMBERLY PRIDE, SINGLE WOMAN to KIMBERLY PRIDE. NATIONS RELIABLE LENDING, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**NATIONS RELIABLE LENDING, LLC**  
c/o Servbank  
3138 E Elwood St  
Phoenix, AZ 85034  
(800) 272-3286

Dated: 4-3-2025

Auction.com, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua,  
Gabrielle Carrier, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (800) 793-6107  
Website: www.auction.com

T.S. #: 25-13981

**AFTER RECORDING, PLEASE RETURN TO:**

**Prestige Default Services, LLC**

**16801 Addison Road, Suite 350**

**Addison, Texas 75001**

**Attn: Trustee Department**

**NOTICE OF FORECLOSURE SALE**

**NOTICE OF CONFIDENTIALITY RIGHT**

**IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:**

**YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date of this Notice:** April 8, 2025

**Property Address:** 2524 N. Wilson St, Amarillo, TX 79107-6419

**Deed of Trust:** Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended), dated July 1, 2019, from Jesus Alvarado-Ponce (as "Grantor") to Jack Robinson, Trustee, of Randall County, Texas, recorded as Instrument No. 2019OPR0009461 of the real property records of Potter County, Texas.

**Legal Description:** Lot 20, Block 1, Unit No. 1 of Hillcrest Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 695, Page 453 of the Deed Records of Potter County, Texas (commonly known as 2524 N. Wilson)

**Property:** All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

**Substitute Trustee:** F. Scott Flow, 800 SW 9th Avenue, Amarillo, Texas, 79101-3206

**Mortgagee:** Gateway Capital, Inc. Profit Sharing Plan (hereafter "Lender")

**Note Secured by Deed of Trust:** Real Estate Lien Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended) dated July 1, 2019, from Jesus Alvarado-Ponce (Maker) to Gateway Capital, Inc. Profit Sharing Plan (Lender) in the Original Principal Amount of \$57,000.00.

**FORECLOSURE SALE INFORMATION**

**Sale Location:** The place designated for foreclosure sales by the County Commissioners of Potter County, Texas, being the 11<sup>th</sup> Floor Auditorium of the Santa Fe Building, located at 9<sup>th</sup> and Polk in Amarillo, Potter County, Texas, or at such other location as may be designated and directed by the Potter County Commissioners.

**Sale Date:** May 6, 2025

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 AM, or within three hours from that time.

**Terms of the Sale:** This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Because of a default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

2025NOTS0066 NOTTS  
04/09/2025 11:46 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX



The above-described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the laws of the state of Texas and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.


If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, any rights of rescission as set forth in the Texas Property Code, if any, and any other outstanding liens or encumbrances that may affect the Property, including, but not limited to, local, county, state, and/or federal tax liens, which potential purchasers are encouraged to research. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances. Potential purchasers are expressly notified that neither Lender nor Substitute Trustee has conducted a title investigation or search and the Property will be sold subject to any and all matters of record, other than those subordinate to the lien of the Deed of Trust.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

  
\_\_\_\_\_  
F. Scott Flow, Substitute Trustee

## Notice of Foreclosure Sale

April 10, 2025

DEED OF TRUST ("Deed of Trust"):

Dated: December 15, 2023

Grantor: DAMON ALAN CROSS, aka DAMON A. CROSS

Trustee: Will C. Miller

Lender: FIRSTBANK SOUTHWEST

Recorded in: Instrument Number: 20230PR0015586 of the Official Public Records of Potter County, Texas

Legal Description: LOT 7, BLOCK 1, MADDEN ANNEX, AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 136, PAGE 35, OF THE DEED RECORDS OF POTTER COUNTY TEXAS.

Secures: NOTE ("Note") in the original principal amount of \$80,000.00, executed by DAMON ALAN CROSS, aka DAMON A. CROSS ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: 11th Floor auditorium, Santa Fe Building, located at 9th & Polk Street, Amarillo, Potter County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that FIRSTBANK SOUTHWEST's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, FIRSTBANK SOUTHWEST, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of FIRSTBANK SOUTHWEST's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with FIRSTBANK SOUTHWEST's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

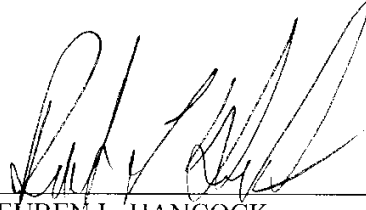
If FIRSTBANK SOUTHWEST passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by FIRSTBANK SOUTHWEST. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



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REUBEN L. HANCOCK  
7480 Golden Pond Place, Suite 200  
Amarillo, Texas 79121  
Telephone (806) 373-1713  
Telecopier (806) 373-8400

2500 ORANGE ST  
AMARILLO, TX 79107

00000009821182

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: May 06, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: 11TH FLOOR AUDITORIUM, SANTA FE BUILDING, LOCATED AT 9TH AND POLK OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 25, 2018 and recorded in Document INSTRUMENT NO. 2018OPR0007461 real property records of POTTER County, Texas, with CECELIA KAY SMITH MICKEY AKA KAY MICKEY A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CECELIA KAY SMITH MICKEY AKA KAY MICKEY A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$86,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE  
3501 OLYMPUS BLVD  
5TH FLOOR, SUITE 500  
DALLAS, TX 75019

2025NOTS0068 NOTTS  
04/10/2025 12:52 PM Total Pages: 3  
Julie Smith, County Clerk - Potter County, TX



2500 ORANGE ST  
AMARILLO, TX 79107

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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOSE BAZALDUA, ANTONIO BAZALDUA, CHELSEA BROOKS, OR STACY RAPIER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Il sb*

Israel Saucedo

**Certificate of Posting**

My name is Jose Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-10-2025 I filed at the office of the POTTER County Clerk and caused to be posted at the POTTER County courthouse this notice of sale.

*Jose Bazaldua*

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

2500 ORANGE ST  
AMARILLO, TX 79107

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POTTER



LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER THIRTY-SEVEN (37), OF THE CORRECTED PLAT OF HAMLET ADDITION UNIT NUMBER FOUR (4), AN ADDITION TO THE CITY OF AMARILLO, POTTER COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, RECORD IN VOLUME 695, PAGE 133 OF THE DEED RECORDS OF POTTER COUNTY, TEXAS.

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

\* \* \* \* \*

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATE: March 18, 2025

SECURITY INSTRUMENT: Deed of Trust  
Date: June 17, 2024  
Grantor: Joshua Clay Smith, a married man  
Beneficiary: Amarillo National Bank  
Trustee: W. Wade Porter  
Substitute Trustee: Nicole Gotcher, Garland D. Sell, Kerry McLain, and Luke Bussen  
Recorded: Clerk's File No. 2024OPR0007601 in the Official Public Records of Potter County, Texas

PROPERTY: A 13.09 acre tract of land situated in Section 88, Block 5, G.&M. Survey, Potter County, Texas, being all of Tracts 10 and 11 of the unrecorded plat of Valle de Oro Unit 9 and Unit 9-A, being the same tract of land as described in Sheriff's Deed recorded in Volume 2853, Page 222, Official Public Records of Potter County, Texas, said 13.09 acre tract of land being described by metes and bounds as follows:

BEGINNING at the Northwest corner of this tract of land, same being the Southwest corner or Tract 12, whence the most Easterly Southeast corner of said Section 88 bears South a distance of 929.77 feet and East a distance of 1367.69 feet, as described in Quitclaim Deed recorded in Volume 2984, Page 548, Potter County Official Public Records;

THENCE North 49 degrees 13 minutes 22 seconds East, a distance of 611.88 feet to the Northeast corner of this tract of land;

THENCE South 45 degrees 01 minutes 54 seconds East, a distance of 30.0 feet pass a 1/2 inch iron rod with cap stamped "OJD TX RPLS" (OJD-Cap) set, a distance of 450.95 feet pass a 1/2 inch iron rod found, continue for a total distance of 860.95 feet to an OJD-Cap set, the Southeast corner of this tract of land;

THENCE South 47 degrees 50 minutes 19 seconds West, a distance of 703.29 feet to a 1/2 inch iron rod with cap Found, the Southwest corner of this tract of land;

THENCE North 38 degrees 59 minutes 22 seconds West, a distance of 875.99 feet to the POINT OF BEGINNING, which has the address of 0 Hopi Ln, Valle De Oro, TX 79124.

SUBJECT TO all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument.

DATE OF SALE: May 6, 2025

EARLIEST TIME SALE WILL BEGIN: 1:00 p.m. or within three hours after that time.

PLACE OF SALE: 11<sup>th</sup> Floor auditorium, Santa Fe Building, located at 9<sup>th</sup> and Polk, Amarillo, Potter County, Texas, pursuant to Commissioners Court Minutes dated July 22, 2013, recorded under Clerk's File No. 1240374 in the Official Public Records of Potter County, Texas.

Because of default in performance of the obligations of the Security Instrument, Substitute Trustee will sell the property described in the Security Instrument by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Security Instrument.

**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Grantor, the Beneficiary, the Substitute Trustee, or the Beneficiary's attorney.**

A handwritten signature in cursive script, appearing to read "Nicole Gotcher".

**NICOLE GOTCHER, GARLAND D. SELL,**  
**KERRY McLAIN and LUKE BUSSEN, Substitute Trustee**  
**C/O SELL GRIFFIN McLAIN PC**  
4801 Lexington Square  
Amarillo, TX 79119-6572  
(806) 374-3765

2025NOTS0070 NOTTS  
04/14/2025 03:48 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: April 14, 2025

Substitute Trustee: Patrick S. Weir

Substitute Trustee's Address: 905 S. Fillmore, Ste. 530  
Amarillo, TX 79101

Deed of Trust:

Date: January 10, 2024

Grantor: Stephanie Diane Helton

Mortgagee: 806 Home, LLC

Recording information: Instrument No. 2024OPR0000412, Official Public Records  
of Potter County, Texas

Property: Lot No. Nine (9), in Block No. Two Hundred Thirty (230),  
of the San Jacinto Heights Addition to the City of Amarillo,  
in Potter County, Texas, according to the recorded map or  
plat thereof, reference to which is here made for all purposes

County: Potter

Date of Sale  
(first Tuesday of month): May 6, 2025

Time of Sale: The Sale will begin at 10:00 a.m.

Place of Sale: 11th Floor Auditorium, Santa Fe Building located at 9th and  
Polk or as designated by the Potter County Commissioners

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES  
OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE  
MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE  
TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS  
A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED  
STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE  
TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Samuel S. Karr is the Trustee under the Deed of Trust; Mortgagee has appointed Patrick S. Weir as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

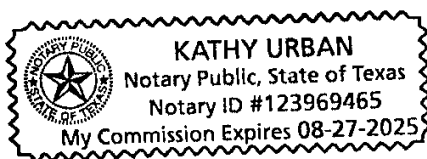
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

SUBSTITUTE TRUSTEE:

  
Patrick S. Weir

STATE OF TEXAS           §  
                                     §  
COUNTY OF POTTER   §

SUBSCRIBED AND SWORN TO before me on this 14<sup>th</sup> day of April, 2025, by Patrick S. Weir.



  
Kathy Urban  
Notary Public, State of Texas

A&M/Valero-M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 14, 2025

NOTE:

DATE: November 23, 2021  
AMOUNT: \$84,000.00  
MAKER: Manuel Valero  
PAYEE: Panhandle Plains Development LLC

DEED OF TRUST:

DATE: November 23, 2021  
GRANTOR: Manuel Valero  
BENEFICIARY: Panhandle Plains Development LLC  
COUNTY WHERE PROPERTY IS LOCATED: Potter  
TRUSTEE: M. E. Brooks

RECORDING INFORMATION: Document No. 2021OPR0017936, Official Public  
Records of Potter County, Texas

PROPERTY: Lot No. 3, Block No. 12 of the Ridgemere Addition, an addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof, recorded in Volume 139, Page 446 of the Deed Records of Potter County, Texas.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: Manuel Valero

SUBSTITUTE TRUSTEE: Shannon Heck or Ronnie Heck or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 6, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

2025NOTS0071 NOTTS  
04/15/2025 08:53 AM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX  


Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

Shannon Heck  
Shannon Heck or Ronnie Heck or David Garvin, Substitute Trustee



Our Case No. 23-03270-FC-2

## **APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS  
COUNTY OF POTTER

**Deed of Trust Date:**  
June 21, 2017

**Property address:**  
1413N APACHE ST  
AMARILLO, TX 79107

**Grantor(s)/Mortgagor(s):**  
JULIAN CHAVANNE BETANCOURT, UNMARRIED MAN

**LEGAL DESCRIPTION:** Lots 17 and 18, Block 9, Forest Hill Terrace Addition, an addition to the City of Amarillo in Potter County, Texas, according to the map or plat thereof, recorded in Volume 139, Page 539 of the Deed Records of Potter County, Texas.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR  
EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING  
ITS SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 10:00 AM

**Current Mortgagee:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Date of Sale:** MAY 6, 2025

**Property County:** POTTER

**Original Trustee:** SCOTT EVERETT

**Recorded on:** June 23, 2017  
**As Clerk's File No.:** 2017OPR0009689  
**Mortgage Servicer:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Substitute Trustee:**  
Jonathan Schendel, Angie Uselton, Charles Green, Lisa  
Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub,  
Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena  
Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby  
Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon  
Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua,  
Marinosci Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Conrad Wallace, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Ramiro Cuevas, Jami Grady, Auction.com, Bobby Fletcher, David Ray, Bruce Miller, Israel Curtis, Shannon Heck, Ronnie Heck, Antonio Bazaldua, Jose A. Bazaldua, Marinosci Law Group PC, as Substitute Trustee, who shall

hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 6, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Santa Fe Building, 900 S. Polk Street, Amarillo, TX 79101 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WITNESS MY HAND, 4/14/25

MARINOSCI LAW GROUP, P.C.

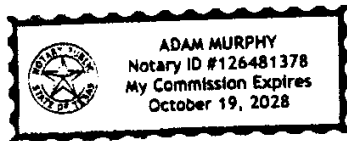
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 14 day of April, 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



Notary Public for the State of TEXAS

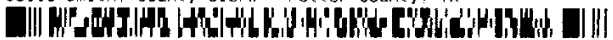
My Commission Expires 10-19-28  
Adam Murphy  
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618  
Our File No. 23-03270

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

**Date:** April 12, 2025

2025NOTS0076 NOTTS  
04/15/2025 12:54 PM Total Pages: 2  
Julie Smith, County Clerk - Potter County, TX  


**Substitute Trustee:** Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers

**Mortgagee:** OPEN KEY CAPITAL LLC

**Mortgagee's Address:** 3142 34<sup>th</sup> Street, 3142 34<sup>th</sup> Street, Texas 79410

**Note:** Note dated December 14, 2023, in the amount of \$88,900.00

**Deed of Trust:**

**Date:** December 14, 2023

**Grantor:** DIMARY GAEDA ORTEGA, A SINGLE WOMAN AND DISMARY NAVARRO SOCA, A SINGLE WOMAN

**Mortgagee:** Flatland Service LLC

**Recording Information:** Recorded in Document No. TX2301018PB in the official public records of Potter County, Texas as assigned to Beneficiary in Instrument No. 2025OPR0001799 in the official public records of Potter County, Texas and further assigned by transfer and Assignment of Note and Lien from Rocking Spur Home Sales LLC to Open Key Capital LLC in Instrument No. 2025OPR000227 in the official public records of Potter County, Texas.

**Property (including any improvements):** Lot 13, Block 6, Forest Hill Place, Unit No. 2, An Addition to the City of Amarillo, Potter County, Texas, according to the map or plat thereof recorded in Volume 500, Page 367, Deed Records of Potter County, Texas.

**County:** Potter

**Date of Sale:** (first Tuesday of month) May 6, 2025

**Time of Sale:** 10am-1pm

**Place of Sale:** 11TH FLOOR AUDITORIUM, SANTA FE BUILDING LOCATED AT 9TH & POLK, AMARILLO, TX  
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

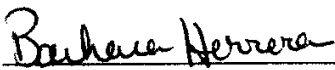
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Jose A. Bazaldua, Christy Russell, Antonio Bazaldua or Susan Bowers

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on May 6, 2025, between Ten o'clock am and One o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



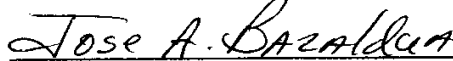
Barbara Herrera, Loss Mitigation,  
SecureNet Services, LLC, Mortgage  
Servicer

CERTIFICATE OF POSTING

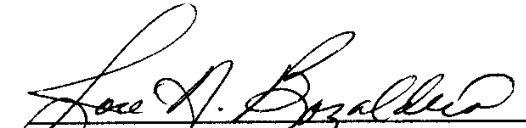
I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED

4-15-2025



NAME

  
AS SUBSTITUTE TRUSTEE

## NOTICE OF SUBSTITUTE TRUSTEE SALE

<b>DEED OF TRUST DATE:</b> May 1, 2023	<b>GRANTOR/MORTGAGOR:</b> Nathaniel B. Wade A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> Front source Property Solutions LLC.	<b>Current Beneficiary/Mortgagee:</b> Front source Property Solutions LLC.
<b>Recorded in:</b> Volume: 500 Page: 11 Instrument No: 2023OPR0005438,	<b>Property County:</b> Potter County, Texas
<b>Mortgage Servicer:</b> Front source Property Solutions LLC.	<b>Mortgage Servicer Address:</b> 319 Valley Ave. Amarillo, TX 79108
<b>Date of Sale: 5/6/2025</b>	<b>Earliest time sale will Begin: 10A.m</b>

**Legal Description:**

Lot 17, Block 69, Corrected Plat of Wolflin Park Unit No.5, an addition to the City of Amarillo Potter County, Texas,  
 According to the map or plat thereof, recorded in Volume  
 500, Page 11, of the Deed Records of Potter County, Texas. ( 2207 SW. 22nd. Amarillo, Texas 79109)

The Deed of Trust and Section 51.0075 of the Texas Property Code allow Mortgage to remove the Trustee and appoint a Substitute Trustee. Mortgage removes the the present Trustee and appoints Substitute Trustee as Trustee under the Deed of Trust. Mortgage directs Substitute Trustee to Foreclose on the lien of the Deed of Trust in accordance with its terms and the laws of the State of Texas

The substitute Trustee will sell the property by public Auction to the highest bidder for cash at the place specified. The sale will begin at the earliest time stated above or within 3 hours time. The property will be sold 'as-is" without any express or implied warranties, except as to warranties of Title, and at the purchaser's own risk, pursuant to the terms of *TEX. PROP. CODE*{51.001 AND 51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

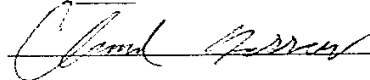
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is open for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS THIS NOTICE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE}{ 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS IMMEDIATELY.**

Dated: 4-10-2025

Dated: 4-15-2025



Printed Name Chad Ferrell

Chad Ferrell memembr/partner Front source Property Solutions LLC

Date: 4-15-2025